104.0	0003	0011.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	760,700 /	760,700
					USE VALUE:	760,700 /	760,700
					ASSESSED:	760,700 /	760,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		CHEROKEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAROWELL LLC
Owner 2:	
Owner 3:	
Street 1:	1193 MASSACHUSETTS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TUTTLE KAREN DANIELSON WEDLOCK -
Owner 2:	TRS/ MARY ANN WEDLOCK IRREVOCA -
Street 1:	409 FIRST NH TPKE
Twn/City:	NORTHWOOD
St/Prov:	NH Cntry:
Postal:	03261

NARRATIVE DESCRIPTION

This parcel contains 9,310 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 2244 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9310.000	270,500	700	489,500	760,700
Total Card	0.214	270,500	700	489,500	760,700
Total Parcel	0.214	270,500	700	489,500	760,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.99 | /Parcel: 338.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct: 66966

GIS Ref:

GIS Ref:

Insp Date: 09/14/18

!8273!

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0003-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	270,500	700	9,310.	489,500	760,700	760,700	Year End Roll	12/18/2019
2019	101	FV	223,500	700	9,310.	489,500	713,700	713,700	Year End Roll	1/3/2019
2018	101	FV	223,500	700	9,310.	419,600	643,800	643,800	Year End Roll	12/20/2017
2017	101	FV	223,500	700	9,310.	391,600	615,800	615,800	Year End Roll	1/3/2017
2016	101	FV	223,500	700	9,310.	335,700	559,900	559,900	Year End	1/4/2016
2015	101	FV	209,500	700	9,310.	300,700	510,900	510,900	Year End Roll	12/11/2014
2014	101	FV	209,500	700	9,310.	278,300	488,500	488,500	Year End Roll	12/16/2013
2013	101	FV	209,500	700	9,310.	265,400	475,600	475,600		12/13/2012

PRINT

Date	Time
12/10/20	22:51:10

LAST REV

Date	Time
11/19/20	10:38:54

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8273

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TUTTLE KAREN DA	1563-73	1	10/1/2020		750,000	No	No		
WEDLOCK MARY AN	1552-135	1	12/4/2019	Convenience	1	No	No		
WEDLOCK BRUCE	1165-170		12/20/1996			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/16/1999	429	Addition	42,000					12X19 ROOM 5X12 WD

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
11/13/2019	Mail Update	MM	Mary M
9/14/2018	MEAS&NOTICE	BS	Barbara S
6/5/2009	Measured	189	PATRIOT
10/25/1999	Meas/Inspect	264	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	66966
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9310		Sq. Ft.	Site		0	70.	0.75	4									489,511						489,500	

Total AC/HA: 0.21373 | Total SF/SM: 9310 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 489,511 | Spl Credit | Total: 489,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.22189546
Const Adj.:	0.99989998
Adj $ / SQ:	128.286
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	367487
Depreciation:	97016
Depreciated Total:	270470

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	2	HB	

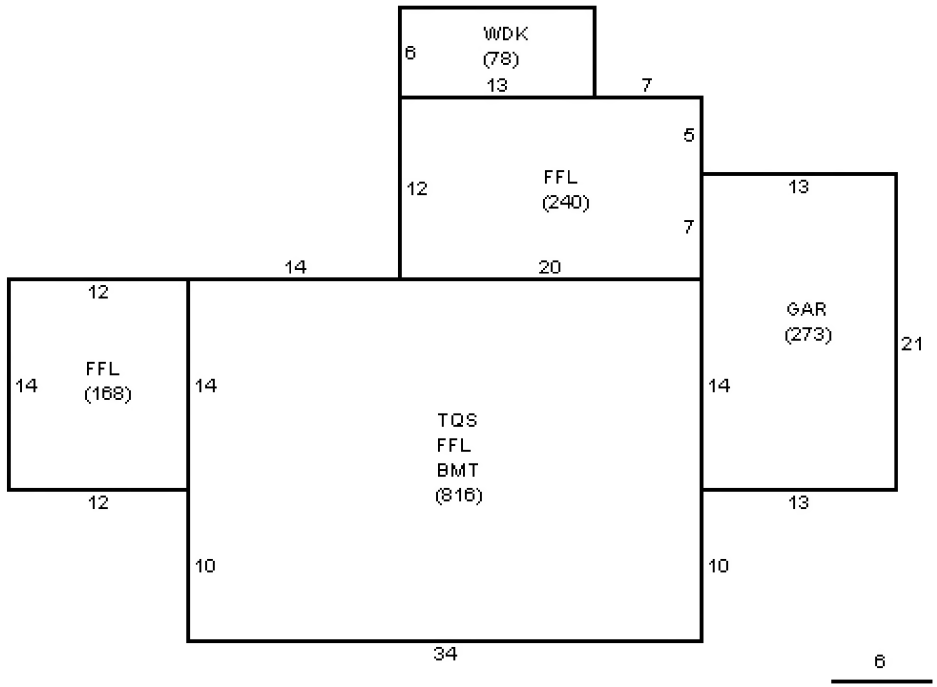
REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.29
Special Features:	0	Val/Su Net:	90.08
Final Total:	270500	Val/Su SzAd	147.33

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,224	128.290	157,022
BMT	Basement	816	50.990	41,611
TQS	3/4 Story	612	128.290	78,511
GAR	Garage	273	24.160	6,594
WDK	Deck	78	16.000	1,248
	Net Sketched Area:	3,003	Total:	284,986
Size Ad	1836	Gross Are	3207	FinArea 2244

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 104.0-0003-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	8X14	A	AV	1990	7.79	T	23.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700